

GREENSVILLE COUNTY PLANNING COMMISSION

AGENDA

Tuesday, March 12, 2019

6:00 p.m.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

A. Approval of Minutes – See Attachment - A.

1. February 12, 2019

IV. PUBLIC HEARING

A. SP-2-19 – Fountain Creek Solar Project – See Attachment – B.

B. REGULAR SESSION

A. SP-2-19 – Fountain Creek Solar Project

V. OTHER MATTERS

VI. ADJOURN

The Greenville County Planning Commission meeting was held Tuesday, February 12, 2019, 6:00 P.M., at the Greenville County Government Center, 1781 Greenville County Circle, Emporia, Virginia.

PRESENT

Walter Robinson, Vice-Chairman
Stephen Allen
Joe Antorn, Jr.
William Cain
Annie Odom
Jeff Robinson
Kim Wiley

ABSENT

Lofton Allen
Dianne Barnes-Rhoades

STAFF PRESENT

Linwood E. Pope, Jr.
Treva Pernell

OTHERS PRESENT

Samantha Talley
John Mulligan
Tim Seldon

Vice-Chairman Robinson called the meeting of Tuesday, February 12, 2019 to order. He called on Commissioner Jeff Robinson to offer prayer.

Mr. Lin Pope, the secretary, called the roll.

In Re: APPROVAL OF THE AGENDA

Chairman Robinson entertained a motion for approval of the agenda. Commissioner Stephen Allen made the motion, seconded by Commissioner Jeff Robinson, with all voting aye, motion carried.

In Re: APPROVAL OF THE MINUTES

Chairman Robinson entertained a motion for approval of the minutes of January 8, 2019. Commissioner Kim Wiley made a motion, seconded by Commissioner Stephen Allen, with all voting aye, motion carried.

Chairman Robinson entertained a motion to go into Public Hearing. Commissioner Stephen Allen made the motion, seconded by Commissioner Jeff Robinson, with all voting aye, to go into Public Hearing.

In Re: PUBLIC HEARING

2232-1-19 – Skippers Breaker Station

Mr. Pope stated that Dominion Energy was requesting that the Planning Commission make a 2232 Review of their proposed construction of a 115 kw electrical breaker station to be located 2700 ft. south of Moores Ferry Road and I-95 crossing in Skippers, Virginia.

Mr. Pope gave an overview of the 2232 Review Process and stated that staff recommended that the Planning Commission review the request for determination under Virginia Code Section 15.2-2232 prior to any review of a special use permit application. He stated that the proposed location appears to be in accord with the land use goals and objectives set forth in the Comprehensive Plan.

Mr. John Mulligan, with Dominion Energy gave two criteria for the construction of the breaker/switching station. He stated that tap lines longer than one mile needed to have a switching station to help troubleshoot any interruptions in power service.

Mr. Mulligan stated that if there are more than four tap lines, Dominion likes to put in a switching station so that in the event of a power outage fewer customers would be affected.

Commissioner Robinson asked the size of the “footprint” for this facility.

Mr. Mulligan stated that the breaker/switching station itself would be approximately 260’ x 175’ enclosed in a chain link fence. He stated that figure did not include the sediment pond. He also stated that the remainder of the seven (7) acres would be used for E & S purposes.

SP-1-19 - Samantha Talley

Mr. Pope stated that the applicant for SP-1-19 Samantha Talley is requesting a Special Use Permit to construct and operate a commercial dog kennel on a 2.2 acres parcel located in an A-1 Agricultural District. He stated that a kennel is allowed in this district as per Table 4.1 of the Greensville County Zoning Ordinance with issuance of a special use permit with conditions.

Mr. Pope stated that the applicant would like to install a septic system for this kennel. He stated that he had contacted the Virginia Health Department and learned that a septic system is not mandatory in this situation. He also stated that if the applicant does not install a septic system, staff recommends that she monitor any odors that might emit from the waste that comes from the facility. He further stated that the health department recommended that if there were odors at certain times of the year, than a simple application of hydrated lime would eliminate the problem.

Mr. Pope stated that his office had received one telephone call from an adjacent property owner, Mrs. Margaret Conner, who called to obtain more information. She had no problem with the applicant starting a kennel.

Mr. Pope stated that the proposed use is consistent with the overall objectives and intent of the Comprehensive Plan. He stated that staff recommends approval of the applicant's request with conditions as stated.

Ms. Samantha Talley addressed the Commission. Commissioner Wiley asked about the size of the building, enclosures for the dogs, noise and how many she would have at one time. Ms. Talley stated that the building would be masonry with a concrete floor and would have a chain-link fence area for the dogs to be outside to train and have free-time. She stated that normally they were quiet unless they heard something outside. She also stated that she would have no more than 15 dogs at a time.

Commissioner Robinson asked Ms. Talley how long she had been training German Shepherds. She stated that she had been training dogs for three years after her military service and accomplishing her Corporate Security Bachelor's degree.

SP-3-19 – Skippers Breaker Station

Mr. Pope stated that Dominion Power was requesting to construct and operate a 115 kw electrical breaker station on a seven (7) acres parcel located within a rural residential area within a major commercial HUB located 2700 ft. south of Moores Ferry Road and I-95 crossing in Skippers, Virginia.

Mr. Pope stated that staff recommends the approval of the applicant's request with conditions as stated.

Commissioner Robinson stated that he was surprised that there were no screenings listed in the conditions.

Mr. Pope stated, that in the past, no screening had been required.

Millie Lee addressed the Commission and asked if this project had already begun.

Mr. Pope stated that Dominion Energy had been replacing light lines for approximately two years in various areas of the County. He stated these were two different projects.

Chairman Robinson asked if there were any other questions or comments. Being no further discussion, Chairman Robinson asked for a motion to go back into regular session.

Commissioner Wiley made a motion, Commissioner Stephen Allen seconded, motion carried to return to regular session.

In Re: REGULAR SESSION

Chairman Robinson entertained a motion concerning 2232-1-19 Skippers Breaker Station.

Commissioner Stephen Allen made a motion to approve the 2232 Review for the Skippers Breaker Station, seconded by Commissioner Wiley, with all voting aye, motion carried.

Chairman Robinson entertained a motion concerning SP-1-19 – Samantha Talley.

Commissioner Stephen Allen made a motion to approve SP-1-19 with stated conditions, seconded by Commission Antorn, with all voting aye, motion carried.

Chairman Robinson entertained a motion concerning SP-3-19 – Skippers Breaker Station.

Commissioner Robinson asked to continue the discussion concerning screening for the Breaker Station. After discussion among the Commissioners and recommendations from Mr. Pope, it was agreed that screening would be appropriate using evergreen trees that would grow no higher than eight (8') feet and locate them along the west side of the chain-link fence only.

Commissioner Stephen Allen made a motion to approve SP-3-19 with stated conditions and the added condition of screening, seconded by Commissioner Robinson, with all voting aye, motion carried.

In Re: OTHER MATTERS

Mr. Pope stated that there was a draft copy of the 2018 Annual Report of the Planning Commission for approval.

Chairman Robinson entertained a motion to approve the 2018 Annual Report.

Commission Stephen Allen made a motion to approve the 2018 Annual Report, seconded by Commissioner Wiley, with all voting aye, motion carried.

In Re: ADJOURNMENT

Motion to adjourn by Commissioner Stephen Allen, seconded by Commissioner Annie Odom, with all voting aye, meeting was adjourned.

Walter W. Robinson, Jr.
Chairman

Staff Report
Fountain Creek Solar Project Special Use Permit
SP-2-19
Greensville County, Virginia

Report Date: March 1, 2019
Planning Commission Meeting Date: March 12, 2019

B

APPLICATION SUMMARY

Project: Fountain Creek Solar Project
Location: Located on Brink Road (Rt. 627) bound by Fish Road, Fountain Creek Road (Rt. 659), and adjacent farmland approximately 8 miles southwest of Emporia in Greensville County, Virginia.

Parcel Record Numbers: 41-16, 41-17, 42-48, 42-49, 42-50, 42-53, 42-3-A, 42-54

Proposal: Applicant's request for a Special Use Permit for a 80 megawatt (MW) solar energy facility in the A-1 Zoning District

Application Submitted: December 2018 and revised and resubmitted on January 18, 2019

Applicant: Fountain Creek Solar, LLC / Clearway Energy Group, LLC
100 California Street, Suite 400
San Francisco, CA 94111
Contact: Aarty Joshi

Representative: David Stoner, Kimley-Horn and Associates, Inc.
421 Fayetteville Street, Suite 600
Raleigh, North Carolina 27601

Owners: See Attachment C of the attached application: Tax Parcel Map

PLANNING COMMISSION ROLE

The Applicant has submitted a Special Use Permit (SUP) application for a solar energy facility. The Planning Commission previously reviewed the applicant's proposal as a "public utility facility" under Virginia Code Section 15.2-2232(A), and determined that the general or approximate location, character, and extent of the proposed facility is substantially in accord with the County's Comprehensive Plan. The Planning Commission must now evaluate the merits of the SUP and determine if the proposed conditions sufficiently mitigate any associated impacts from the project and meet the County's conditional planned use development criteria as set forth in the Zoning Ordinance. The Planning Commission is requested to make a recommendation to the Board of Supervisors to approve or deny the SUP Application. The Planning Commission may also defer action to a future meeting.

PROPOSED DEVELOPMENT

The Applicant proposes to construct a 80 megawatt (alternating current) photovoltaic solar energy generation facility on two (2) parcels consisting of a total of approximately 802 acres. The solar panels will cover approximately 595 acres. The site currently consists of fields, farm paths, wooded areas, and natural wetlands.

The project includes a 2.2 mile interconnection transmission line through similar terrain affecting six (6) additional parcels. The solar energy generation facility will be connected to the Dominion Power power grid at a new interconnection point on an approximately 2-acre parcel. The interconnection switchyard will be approximately 200’x200’ in dimension, fenced, and include transmission structures not exceeding 75’ in height, breakers, and ancillary equipment.

The design employs predominantly single-axis tracking technology, meaning it will use solar panels mounted on a framework that tracks the movement of the sun during the day. Visually, the project will appear as long rows of solar panels mounted on posts and horizontal supports. Project development details are set forth in the SUP application along with the site plan (Attachment B of the attached application).

EXISTING CONDITIONS AND ZONING

The application property consists of a mixture of cleared land, crop land, and existing timber land with the land historically used for agricultural and forestry purposes. The application property is currently zoned A-1, agricultural zoning district.

ADJACENT AND SURROUNDING USES

The application property is bordered by existing agricultural land consisting of a mixture of cleared land and existing timber land, as well as a few single-family residential properties. The application property is located in an agriculturally zoned area (A-1) and is not proximate to any scenic byways or known historic resources. The future land use designation for the application property is Rural Residential.

COMPREHENSIVE PLAN CITATIONS

Below are the relevant excerpts of Greenville County’s Comprehensive Plan.

Goals and Objectives

GENERAL

- 1) Provide adequate governmental services, including public utilities, to meet the needs of Greenville’s citizens.
- 2) Coordinate development with the provision for public utilities and services.
- 3) Preserve the rural character of the County by directing and controlling growth in designated areas.

LAND USE GENERAL

- 1) Encourage new development that complements surrounding uses.
- 2) Concentrate development in appropriate locations by encouraging more efficient site design and incorporating proper buffers between differing uses.

RESIDENTIAL

- 3) Prevent the encroachment of conflicting land uses on existing viable neighborhoods.

COMMERCIAL/INDUSTRIAL

- 5) Evaluate large scale industrial economic development projects that will provide an economic benefit to the County but that may not be in designated development areas or near major transportation systems.

PUBLIC FACILITIES

- 3) Plan accordingly for the future needs of the population.

Planning Issues & Strategies

LOCAL PRODUCTION OF RENEWABLE ENERGY

- 1) There is a great interest in the construction of Solar Energy Farms throughout the County as a result for the quest to generate environmental friendly energy.

STRATEGIES/POLICIES

- a. If not detrimental to the surrounding area, Solar Energy Projects greater than 20 MW_{AC} are encouraged in agricultural zoned districts.
- c. It is encouraged that a Decommissioning plan be provided by the owner of such Solar Energy Projects to ensure to proper dismantling of the project.

AGRICULTURAL AND FORESTAL LANDS ISSUES

- 1) There is concern to maintain the agricultural characteristics of the County not included in the Urban Services District.

STRATEGIES/POLICIES

- a. Re-evaluate current development standards to ensure all areas that lie within the Rural Development Area, with the exception of Major Commercial Hub, maintain these agricultural and rural development qualities.

Future Land Use Map

The Comprehensive Plan describes Rural Residential; Conservation Area as follows:

Characterized by low-density residential development such as detached single-family units on lots larger than urban or suburban lots. Certain agricultural and farming uses are typically allowed. In addition, large scale economic development projects may be allowed subject to required land use approvals as approved by the Board of Supervisors.

ZONING ORDINANCE PROVISIONS

In November 2016, the County Board of Supervisors amended the Zoning Ordinance (Articles 4 and 23) to permit solar energy facilities (projects) by special use permit (Conditional Planned Use Development) in the A-1, B-1, B-2, and M-1 zoning districts. As set forth in the Zoning Ordinance:

A conditional planned use development provides for the planning commission to recommend, and the board of supervisors to authorize, specific uses not permitted within a specific zoning district, provided that the board of supervisors considers the following in making their determination:

- (a) That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.
- (b) That the uses permitted by such exception are not of such a nature or located so as to exercise a detrimental influence on the surrounding neighborhood.
- (c) If a use is not specifically enumerated in the zoning ordinance by-right, special exception, or special use in any district, then the planning commission may recommend and the board of supervisors may authorize such use. Nothing contained in this section shall be construed to permit the approval of any use specifically prohibited.

STAFF ANALYSIS

In the revised application materials dated January 18, 2019 (Attachment A), numerous conditions are suggested including, but not limited to, addressing allowable uses, construction management and mitigation, operations, and general conditions including decommissioning, site restoration, and screening.

A number of project benefits to the County are also asserted including creation of construction jobs, economic benefits of the construction process, property tax revenue for the County, low impact on County services, the conservation of land, educational opportunities, and the benefits of clean energy. The application may be reviewed in full (Attachment A) for further details.

The Conditional Use Planned Development considerations cited above are addressed more thoroughly below.

- (a) That the uses permitted by such exception are necessary or desirable and are appropriate with respect to the primary purpose of the development.**

Local production of renewable energy is identified in the Greenville Comprehensive Plan as a planning issue with a policy to encourage Solar Energy Projects greater than 20 MW_{AC} in agricultural zoned districts, if not detrimental to the surrounding area. The Planning Commission must determine if the Solar Facility (the primary purpose of the development) is appropriate in the proposed location.

- (b) **That the uses permitted by such exception are not of such a nature or located so as to exercise a detrimental influence on the surrounding neighborhood.**

Solar energy facilities may be compatible with neighboring agricultural and rural uses if they are not located in proximity to, or within sight of, scenic routes or historic or recreational resources, and if they are appropriately screened from public rights-of-way and adjacent properties. Meeting and exceeding zoning district setbacks at the project boundary and natural and additional screening will help to ensure that the surrounding area is buffered from the Project.

- (c) **If a use is not specifically enumerated in the zoning ordinance by-right, special exception, or special use in any district, then the planning commission may recommend and the board of supervisors may authorize such use. Nothing contained in this section shall be construed to permit the approval of any use specifically prohibited.**

Not applicable. The Zoning Ordinance permits a Solar Energy Project greater than 20 MW_{AC} as a Special Use through a Conditional Use Planned Development approval in Agricultural zoned districts.

Section 4-4 of the Zoning Ordinance outlines the general conditions that apply to all special uses as listed below.

- (a) **The use shall be designed or arranged on the land in such a way as to cause no more adverse impact on the adjacent property, and/or the neighborhood than might be caused by the least restrictive use otherwise permitted by right in the district.**

Adequate project setbacks, buffers and screening are critical to ensuring this criterion is met.

- (b) **The use shall comply with all licensing requirements, if any, of any County, State or Federal government or agency.**

The proposed conditions ensure compliance with all County, state and federal governmental licensing requirements applicable to the Project.

- (c) **The use shall not be operated as to cause a nuisance to the neighborhood in which it is located.**

Adequate project setbacks, buffers and screening are critical to ensuring this criteria is met.

- (d) **In granting a special use, the Board of Supervisors shall consider the public convenience, necessity and general welfare and its action shall also be consistent with good zoning practices.**

The Planning Commission must determine if the Solar Facility will maintain the public welfare and be consistent with upholding good zoning practices if it meets or exceeds the requirements of the Zoning Ordinance applicable to Solar Projects in the A-1 Zoning District.

Zoning Ordinance, Article 16, states that a special use permit (SUP) shall not be issued unless the Board of Supervisors finds that the proposed use (1) would not be detrimental to the community and (2) is in conformity with the Comprehensive Plan and Policies.

1. Project Would Not Be Detrimental to the Community

As required by the Greenville County SUP application, the following considerations should be adequately addressed for the proposed Project: traffic, noise, lighting, dust, fumes, vibrations, operational details, hours of operation, number of employees, type of equipment, and signage.

All of the above considerations are addressed in some manner in the Application (Attachment A). The Planning Commission must determine if the proposed conditions will ensure that the Applicant/Owner will adequately address these project details so that the Solar Facility will not constitute a detriment to the community during the proposed duration (40 years) of the Project.

2. Project is in Conformity with Comprehensive Plan and Policies

Fountain Creek Solar, LLC submitted a 15.2-2232 Review application for the proposed Project on October 8, 2018. The 15.2-2232 staff report included a review of the County's Comprehensive Plan goals and objectives, and the Planning Commission determined the proposed Project is substantially in accord with the County's Comprehensive Plan.

Primary Issues

As part of the 2232 review process, staff identified a few issues that should be addressed in the SUP – height of panels, grading plan, decommissioning plan with a security as set forth herein, site restoration, and zinc contamination.

Height – The applicant requested applying the 10 foot maximum height limit for solar facilities structures to areas within 300' from the property boundary and allowing the maximum height to increase to 13' internal to the site. Staff recommends 300' from the security fence perimeter not to exceed 13' as needed for topographical adjustment and in conformance with the final site plan (that will note any heights over 10').

Grading Plan – In the 2232 process, County staff requested that a grading plan be submitted with the SUP application so that it can be properly evaluated as to site impacts. At this time, a grading plan was not provided.

All plans should be reviewed by a third party (County on-call engineer) prior to submission for review by the Virginia Department of Environmental Quality (VDEQ). Separate securities (cash escrow, letter of credit, insurance bond) should be posted for this work (grading, ESC, SWP) prior to any issuance of a land disturbance permit.

Decommissioning Plan – At this time, a streamlined decommissioning plan was provided for preliminary review. The applicant states that, "A final, detailed decommissioning plan will be prepared for the County's review and approval during the Site Plan and Building Permitting plan approval process. That final decommissioning plan will include a decommissioning cost estimate that will be prepared by a Virginia licensed Professional Engineer and will be continually updated every 5 years throughout the life of the project." In

addition, the applicant has requested “Eliminating the decommissioning security concept if the project is acquired by a VA public utility company with an investment grade rating.”

The Decommissioning Plan should be closely examined to ensure that the interests of the property owners, adjacent owners, and the County are adequately protected by a Plan that ensures removal of the solar facilities after use thereof is terminated with restoration of the underlying land to its former condition, along with fiscal assurances deemed adequate by the County to ensure successful implementation of the Decommissioning Plan. Staff continues to recommend a cash escrow security and any security, regardless of its form, should be received prior to final inspections (approval to operate).

Restoration Criteria – Although the two (2) parcel site for the solar panels is zoned for agriculture, it appears that over half the land is currently forested. The applicant proposes returning the site to a pre-construction condition. Staff recommends stipulating the restoration criteria (pre-timbered or post) and factoring that cost into the decommissioning estimate and security.

Zinc Contamination – These parcels were historically used for peanut farming. Peanuts are one of the few crops sensitive to zinc contamination. Zinc leaches from the galvanized metal used in solar installations. If the County sees this as an issue of importance, staff recommends using non-galvanized posts. The change in material shall be noted on the final site plan, and costs shall be factored into the decommissioning estimate and security.

Conditions

If the Planning Commission determines that the application furthers the Comprehensive Plan’s goals and objectives and that it meets the criteria set forth in the Zoning Ordinance, then staff recommends the following conditions to mitigate the adverse effects of this utility-scale solar generation facility with any recommendation for approval.

1. The Applicant will develop the Solar Facility in substantial accord with the Preliminary Site Plan dated 12/20/18 included with the application as determined by the Zoning Administrator (ZA). Significant deviations or additions, including any enclosed building structures to the Preliminary Site Plan will require review and approval by the Planning Commission and Board of Supervisors.

As used in these conditions, the “Project Site” shall include the “Solar Facilities”, the “Gentle Line” and the “Switchyard”, as herein after defined. The “Solar Facilities” shall mean the area(s) shown on the Conceptual Site Plan containing racking, panels, inverters and project substation and located within the perimeter fencing, and including all fencing but excluding the Switchyard. The Gentle Line shall mean that portion of the transmission line constructed to connect the Solar Facilities to the existing transmission line owned by Dominion Energy. The Switchyard means the substation to be constructed to interconnect the Transmission Line to the existing transmission line, as shown on the Conceptual Site Plan. The Solar Facilities and the Switchyard shall constitute separate principal uses approved pursuant to this special use permit and shall be permitted to continue in perpetuity, separate and apart from each other, such that a zoning violation occurring with respect to the operation of one of the uses shall not constitute a violation with respect to the operation of the other use, and no proceeding to

revoke this permit as to one of the uses (nor any resulting revocation) shall impair the validation of this permit with respect to the other use. This permit shall run with the land.

2. Site Plan Requirements. In addition to all Virginia site plan requirements and site plan requirements of the Zoning Administrator, the Applicant shall provide the following plans for review and approval for the Solar Facility prior to the issuance of a building permit:

a. *Construction Management Plan.* The Applicant shall prepare a "Construction Management Plan" for each applicable site plan for the Solar Facility, and each plan shall address the following:

- i. Traffic control methods (in coordination with the Virginia Department of Transportation [VDOT] prior to initiation of construction): i. Lane closures, ii. Signage, and iii. Flagging procedures.
- ii. Site access planning. Directing employee and delivery traffic to minimize conflicts with local traffic.
- iii. Fencing. The Applicant shall install temporary security fencing prior to the commencement of construction activities occurring on the Solar Facility project.
- iv. Lighting. During construction of the Solar Facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and/or safety lighting shall be exempt from this construction lighting condition.

b. *Construction Mitigation Plan.* The Applicant shall prepare a "Construction Mitigation Plan" for each applicable site plan for the Solar Facility, and each plan shall address the effective mitigation of dust, burning operations, hours of construction activity, access and road improvements, and handling of general construction complaints as set forth and described in the application materials and to the satisfaction of the Zoning Administrator.

c. *Grading plan.* The Project shall be constructed in compliance with the County approved grading plan as determined and approved by the Zoning Administrator or his designee prior to the commencement of any construction activities and a bond or other security will be posted for the grading operations. The grading plan shall:

- i. Clearly show existing and proposed contours;
- ii. Note the locations and amount of topsoil to be removed (if any) and the percent of the site to be graded;
- iii. Limit grading to the greatest extent practicable by avoiding steep slopes and laying out arrays parallel to landforms;
- iv. An earthwork balance will be achieved on-site with no import or export of soil;
- v. In areas proposed to be permanent access roads which will receive gravel or in any areas where more than a few inches of cut are required, topsoil will first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded;

- vi. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce storm water storage needs.
 - d. *Erosion and Sediment Control Plan.* The County will have a third-party review with corrections completed prior to submittal for DEQ review and approval. The owner or operator shall construct, maintain and operate the project in compliance with the approved plan. An E&S bond (or other security) will be posted for the construction portion of the project.
 - e. *Stormwater Management Plan.* The County will have a third-party review with corrections completed prior to submittal for DEQ review and approval. The owner or operator shall construct, maintain and operate the project in compliance with the approved plan. A storm water control bond (or other security) will be posted for the project for both construction and post construction as applicable and determined by the Zoning Administrator.
 - f. *Project Screening and Vegetation Plan.* The owner or operator shall construct, maintain and operate the facility in compliance with the approved plan. A separate security shall be posted for the ongoing maintenance of the project's vegetative buffers in an amount deemed sufficient by the Zoning Administrator.
 - g. If required by the County, the Final Site Plan will indicate the use of non-galvanized posts and associated costs shall be factored into the decommissioning estimate and security.
 - h. The Applicant will compensate the County in obtaining an independent third-party review of any site plans or construction plans or part thereof.
 - i. The design, installation, maintenance and repair of the Solar Facility in accordance with the most current National Electrical Code (NFPA 70) available (2014 version or later as applicable).
3. Operations.
- a. *Permanent Security Fence.* The Applicant shall install a permanent security fence, consisting of chain link, two-inch square mesh, six (6) feet in height, surmounted by three strands of barbed wire, around the Solar Facility project prior to the commencement of operations of the Solar Facility. Failure to maintain the fence in a good and functional condition will result in revocation of the permit.
 - b. *Lighting.* Any on-site lighting provided for the operational phase of the Solar Facility shall be dark-sky compliant, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.
 - c. *Noise.* Daytime noise will be under 67dBA during the day with no noise emissions at night.
 - d. *Ingress/Egress.* Permanent access roads and parking areas will be stabilized with gravel, asphalt or concrete to minimize dust and impacts to adjacent properties.

4. Buffers.

a. *Setbacks.*

- i. A minimum 150-foot setback, which includes a 50-foot planted buffer as described below, shall be maintained from a Principal Solar Facility structure to the street line (edge of right-of-way) where the Property abuts any public rights-of-way.
- ii. A minimum 150-foot setback, which includes a 50-foot planted buffer as described below, from a Principal Solar Facility structure to any adjoining property line which is a perimeter boundary line for the project area.
- iii. "Principal Solar Facility Structure" shall include racking, panels, inverters, and substation equipment on the Project Site, but shall not include security fencing, roads, or transmission poles. There shall be no setbacks between internal lot lines on the Property. Fencing, road and transmission poles shall be permitted in the setback(s).
- iv. A minimum 35-foot setback shall be maintained from fencing and equipment in the Switchyard to any adjoining property line which is a perimeter boundary line for the parcel to be subdivided for Switchyard use, but transmission poles shall be permitted in the setback(s).
- v. Notwithstanding the foregoing, no setback(s) shall apply to the Transmission Line.

b. *Screening.* A minimum fifty (50) foot vegetative buffer (consisting of existing trees and vegetation) shall be maintained. If there is no existing vegetation or if the existing vegetation is inadequate to serve as a buffer as determined by the Zoning Administrator, a triple row of trees/shrubs will be planted on approximately 10-foot centers in the 25 feet immediately adjacent to the security fence. New plantings of trees and shrubs shall be approximately 6 foot in height at time of planting. In addition, pine seedlings will be installed in the remaining 25 feet of the 50-foot buffer. Ancillary project facilities may be included in the buffer as described in the application where such facilities do not interfere with the effectiveness of the buffer as determined by the Zoning Administrator.

c. *Wildlife corridors.* The Applicant shall identify an access corridor for wildlife to navigate through the Solar Facility. The proposed wildlife corridor shall be shown on the site plan submitted to the County. Areas between fencing shall be kept open to allow for the movement of migratory animals and other wildlife.

5. *Height of Structures.* Solar facility structures shall not exceed 10', or 13' maximum (with a 10' maximum drip edge) as noted on the site plan and not closer than 300' to the security fence. Towers constructed for electrical lines may exceed the maximum permitted height as provided in the A1 zoning district regulations (§16-2), provided that no structure shall exceed the height of 25 feet above ground level.

6. *Inspections.* The Applicant will allow designated County representatives or employees access to the facility at any time for inspection purposes as set forth in their application.

7. Training. The Applicant shall arrange a training session with the Greenville Fire Department to familiarize personnel with issues unique to a solar facility before operations begin.
8. Compliance. The Solar Facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.
9. Decommissioning.
 - a. *Decommissioning Plan.* The Applicant shall submit a decommissioning plan to the County for approval in conjunction with the building permit. The purpose of the decommissioning plan is to specify the procedure by which the Applicant or its successor would remove the Solar Facility after the end of its useful life and to restore the property for agricultural uses.
 - b. *Decommissioning Cost Estimate.* No decommissioning cost estimate has been provided at this time. The decommissioning plan shall include a decommissioning cost estimate prepared by a Virginia licensed professional engineer.
 - i. The cost estimate shall provide the gross estimated cost to decommission the Solar Facilities in accordance with the decommissioning plan and these conditions. The decommissioning cost estimate shall not include any estimates or offsets for the resale or salvage values of the Solar Facilities equipment and materials.
 - ii. The Applicant, or its successor, shall reimburse the County for an independent review and analysis by a licensed engineer of the initial decommissioning cost estimate.
 - iii. The Applicant, or its successor, will update the decommissioning cost estimate every five (5) years and reimburse the County for an independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.
 - c. *Security.*
 - i. Prior to the County's approval of the building permit, the Applicant shall provide decommissioning security in one of the two following alternatives:
 1. Letter of Credit for Full Decommissioning Cost: A letter of credit issued by a financial institution that has (i) a credit Rating from one or both of S&P and Moody's, of at least "A" from S&P or "A2" from Moody's and (ii) a capital surplus of at least \$10,000,000,000; or (iii) other credit rating and capitalization reasonably acceptable to the County, in the full amount of the decommissioning estimate; or
 2. Tiered Security:
 - a. Ten percent (10%) of the decommissioning cost estimate to be deposited in a cash escrow at a financial institution reasonably acceptable to the County; and

- b. Ten percent (10%) of the decommissioning cost estimate in the form of a letter of credit issued by a financial institution that has (i) a credit rating from one or both of S&P and Moody's, of at least "A" from S&P or "A2" from Moody's and (ii) a capital surplus of at least \$10,000,000,000, or (iii) other credit rating and capitalization reasonably acceptable to the County, with the amount of the letter of credit increasing by an additional ten percent (10%) each year in years 2-9 after commencement of operation of the Solar Facility; and
 - c. Clearway Energy, not the Applicant, will provide its guaranty of the decommissioning obligations. The guaranty will be in a form reasonably acceptable to the County. Clearway Energy, or its successor, should have a minimum credit rating of (i) "Baa3" or higher by Moody's, or (ii) "BBB-" or higher by S&P; and
 - d. In the tenth year after operation, the Applicant will have increased the value of the letter of credit to one hundred percent (100%) of the decommissioning cost estimate. At such time, the Applicant may be entitled to a return of the ten percent (10%) cash escrow.
 - ii. Upon the receipt of the first revised decommissioning cost estimate (following the 5th anniversary), any increase or decrease in the decommissioning security shall be funded by the Applicant, or refunded to Applicant (if permissible by the form of security), within ninety (90) days and will be similarly trued up for every subsequent five year updated decommissioning cost estimate.
 - iii. The security must be received prior to the approval of the building permit and must stay in force for the duration of the life span of the Solar Facilities and until all decommissioning is completed. If the County receives notice or reasonably believes that any form of security has been revoked or the County receives notice that any security may be revoked, the County may revoke the special use permit and shall be entitled to take all action to obtain the rights to the form of security.
 - iv. Notwithstanding the foregoing, if a public utility company that is operating in the Commonwealth of Virginia and has an investment grade credit rating with Moody's and/or Standard and Poor's enters into an agreement to acquire the Project prior to or contemporaneously with the start of construction of the Project, no security shall be required to be issued for so long as the utility company owns the project and its credit rating remains at or above investment grade. Notwithstanding the foregoing, an alternative security may be accepted by the County so long as it is a form acceptable to the County Attorney.
- d. *Applicant/Property Owner Obligation.* Within six (6) months after the cessation of use of the Solar Facilities for electrical power generation or transmission, the

Applicant or its successor, at its sole cost and expense, shall decommission the Solar Facilities in accordance with the decommissioning plan approved by the County. If the Applicant or its successor fails to timely decommission the Solar Facilities, the property owners shall commence decommissioning activities in accordance with the decommissioning plan. Following the completion of decommissioning of the entire Solar Facilities arising out of a default by the Applicant or its successor, any remaining security funds held by the County shall be distributed to the property owners in a proportion of the security funds and the property owner's acreage ownership of the Solar Facility.

e. *Applicant/Property Owner Default; Decommissioning by the County.*

- i. If the Applicant, its successor, or the property owners fail to timely decommission the Solar Facilities, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning security, and the rights to the Solar Facilities equipment and materials on the property.
- ii. If applicable, any excess decommissioning security funds shall be returned to the current owner of the property after the County has completed the decommissioning activities.
- iii. Prior to the issuance of any permits, the Applicant and the property owners shall deliver a legal instrument to the County granting the County (1) the right to access the property, and (2) an interest in the Solar Facilities equipment and materials to complete the decommissioning upon the Applicant's and property owner's default. Such instrument(s) shall bind the Applicant and property owners and their successors, heirs, and assigns. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Applicant, including under the County's zoning powers.

f. *Equipment/building removal.* All physical improvements, materials, and equipment related to Solar Facilities, both surface and subsurface components, shall be removed in their entirety. The soil grade will also be restored following disturbance caused in the removal process. Perimeter fencing will be removed and recycled or re-used. Where the current or future landowner prefers to retain the fencing, these portions of fence would be left in place.

g. *Infrastructure removal.* All access roads will be removed, including any geotextile material beneath the roads and granular material. The exception to removal of the access roads and associated culverts or their related material would be upon written request from the current or future landowner to leave all or a portion of these facilities in place for use by that landowner. Access roads will be removed within areas that were previously used for agricultural purposes and topsoil will be redistributed to provide substantially similar growing media as was present within the areas prior to site disturbance.

h. *Reforestation.* The site will be replanted with pine seedlings to stimulate pre-timber pre-development conditions as indicated on the Preliminar Site Plan. The

exception to reforestation would be upon written request from the current or future landowner indicating areas where reforestation is not desired.

- i. *Partial Decommissioning.* If decommissioning is triggered for a portion, but not the entire Solar Facilities, then the Applicant or its successor will commence and complete decommissioning, in accordance with the decommissioning plan, for the applicable portion of the Solar Facilities; the remaining portion of the Solar Facilities would continue to be subject to the decommissioning plan. Any reference to decommissioning the Solar Facilities shall include the obligation to decommission all or a portion of the Solar Facilities whichever is applicable with respect to a particular situation.

10. Power Purchase Agreement. At the time of the Applicant's site plan submission, the Applicant shall have executed a power purchase agreement with a third-party providing for the sale of a minimum of eighty percent (80%) of the Solar Facility's anticipated generation capacity for not less than ten (10) years from commencement of operation, or an agreement for purchase of the project by an electric utility or electric cooperative operating in the Commonwealth of Virginia. Upon the County's request, the Applicant shall provide the County and legal counsel with a redacted version of the executed power purchase agreement.

PLANNING COMMISSION ACTION

The Planning Commission has three options:

- a. Recommend approval of the application with written reasons for its decision.
- b. Recommend denial the application with written reasons for its decision.
- c. Defer the application for further discussion and consideration.

Draft Planning Commission Actions

Option 1 – Recommend approval of the application with the stated (or amended) conditions

I move that the Fountain Creek Solar, LLC's proposed 80-megawatt photovoltaic solar energy facility as described in SP-2-19, sufficiently mitigates adverse impacts associated with the project if approved with the conditions as outlined herein and recommended by the Planning Commission.

Option 2 – Recommend denial of the application

I move that the Fountain Creek Solar, LLC's proposed 80-megawatt photovoltaic solar energy facility as described in SP-2-19, does not sufficiently mitigate the adverse impacts associated with the project and should therefore be recommended for denial. Among other concerns, the Planning Commission finds that,

1. The proposed solar energy facility does not preserve the rural character of the County.
2. The use is of such a nature or located so as to exercise a detrimental influence on the surrounding neighborhood.
3. The proposed solar energy facility does not incorporate sufficient buffers to address the impacts on adjacent areas.

4. The application property is designated in the future land use plan as Rural Residential and is planned for agricultural and farming uses and the 802 acre solar energy facility is inconsistent with this designation.
5. The Comprehensive Plan indicates that solar energy facilities may be acceptable if not detrimental to surrounding areas and the proposed facility encroaches on existing residential and agricultural uses.
6. Concern regarding the decommissioning of the proposed solar energy facility, such as, financial assurance that the facility will be properly removed and restoration of the application property to its agricultural uses.

Option 3 – Deferral of the application

I move that the Planning Commission defer a decision on Fountain Creek Solar, LLC's request regarding its proposed 80-megawatt photovoltaic solar energy facility SP-2-19, until the Planning Commission meeting scheduled to begin at _____ p.m. on _____, in the Board of Supervisors meeting room.

Attachments:

A – SUP Application, dated December 2018 and revised and resubmitted on January 18, 2019.



SPECIAL USE PERMIT

Owner

FILE #: SP-2-19
Agent/Applicant (if different from owner)

Name: Applicant: Fountain Creek Solar, LLC (c/o Craig Cornelius) Agent: Jen Sherwood/Dave Stoner

Physical Address: 100 California Street Suite 400, San Francisco, CA 94111

Mailing Address: _____

Telephone: Jen Sherwood: 315-323-3019; Dave Stoner: 434-227-2105

Tax Map/Parcel Number(s)	Acreage(s)	Election District(s)
1. <u>41-17 / 7327-97-2217</u>	<u>777.27</u>	<u>2</u>
2. <u>41-16 / 7327-55-1154</u>	<u>25</u>	<u>2</u>

General Location: Project boundaries adjacent to Brink Road, Fish Road, and Fountain Creek Road.

Current Zoning/Proffers	Existing Use	Proposed Use
1. <u>N/A</u>	<u>Ag/Forest</u>	<u>Solar Facility</u>
2. <u>N/A</u>	<u>Ag/Forest</u>	<u>Solar Facility</u>

YOU MUST ATTACH A SURVEY PLAT OF PROPERTY WHICH INCLUDES A SCHEMATIC DRAWING OF THE PROPOSAL SHOWING BUILDING HEIGHT AND PLACEMENT, PARKING AREA(S), STORAGE AREA(S), UTILITIES, ETC.

Detail Description of Request (Address impact of proposal on check list items):

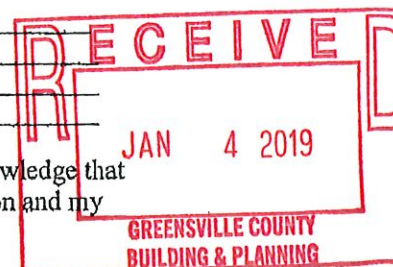
Please see narrative

Justification: Please see narrative

The foregoing information is complete and correct to the best of my knowledge. I acknowledge that representatives of Greenville County may inspect the property subject to this application and my permission to do so is hereby given.

Signature

12/28/18
Date



41-17, 42-48	PENDER L SMITH, JR, ALFRED SMITH & ALICE S. BIVENS LIFE ESTATES C/O PATRICIA B CLARY 405 LAUREL STREET EMPORIA, VA 23847
41-16	TREDWAY AND BLAKE LLC, C/O ELIZABETH B FERGUSON 3903 ROCK BRIDGE ROAD SKIPPERS, VA 23847
42-49	JAMES S FERGUSON, JR 1091 BRINK ROAD EMPORIA, VA 23847
42-50	JAMES S. FERGUSON, JR & SHEILA B FERGUSON 1570 BRINK ROAD EMPORIA, VA 23847
42-53	LINDA W. SMITH AND SANDY M WEBB C/O LINDA W SMITH 409 PINECREST AVENUE ROANOKE RAPIDS, NC 27870
42-3-A	CHARLES ROBERTS JR. OR SUSIE S ROBERTS 1290 PINE LOG ROAD SKIPPERS, VA 23879
42-54	SMITHFIELD-CARROLL'S FARMS MURPHY-BROWN, LLC P. O. BOX 856 WARSAW, NC 28398

Tax Map #	Land Owner
41-22, 41-22A	S. DELACY & VIRGIE EASTER STITH 4525 MIARFIELD ARC CHESAPEAKE, VA 23321
41-12A	MAGNOLIA P ALLEN – LIFE ESTATE 9558 BRINK RD EMPORIA VA 23847
41-12	E H POWELL ESTATE & OTHERS C/O CORA POWELL GILES 9055 SAND BRIDGE ROAD HOPEWELL, VA 23860
41-12B	JONATHAN TYRONE ADAMS – LIFE ESTATE 4466 BRYTER DRIVE DOUGLASVILLE, GA 30135
41-13	ERIE FOREST INVESTMENTS LLC 15 PIEDMONT CENTER, STE. 1250 ATLANTA, GA 30305
52-2-A2	CAROL YVONNE WEBB 1523 NORRIS STREET CAMDEN, NJ 08104
52-2-A1A	DOROTHY I ROSS – LIFE ESTATE-AT DEATH-THOMAS E ROSS, ^{SR} 7729 BELMONT STAKES DRIVE MIDLOTHIAN, VA 23112
52-2-A1B	SHEILA ROOK HUDNELL OR DIND D ROOKS DIMPS 9107 SHERWOOD FOREST WAY UPPER MARLBORO, MD 20772
52-2-A1C	DEBORAH AND SHIRLEY GILLUS 1522 FISH ROAD EMPORIA, VA 23847
52-2-C1	SANDRA SMITH 1434 FISH ROAD EMPORIA, VA 23847
52-2-C,52-2-B	WANDETTE V HATTLEY OR BERKLEY M ROYSTER OR UZILL R WEAVER 1000 BRIGHTSEAT ROAD #456 HYATTSVILL, MD 20785
52-1-3	MAUREEN C. BARNARD, LEROY GARY JR. & OTHERS 1504 ROWLAND STREET BRONX, NY 10461
52-1-4	LEAH R RAMSEY C/O MARSHALL R. RAMSEY 922 THORNBRIAR COURT HAMPTON, VA 23661
52-1-2B	SHIRLEY RAWLES JAMES 7717 ORANGE TREE COURT CAPITOL HEIGHTS, MD 20743
52-1-6	ELLEN ANN RAWLES 1092 FISH ROAD EMPORIA, VA 23847
52-1-6E	DESSERTY R GREEN 2822 SCHLEY AVE APT. 4C BRONX, NY 10465

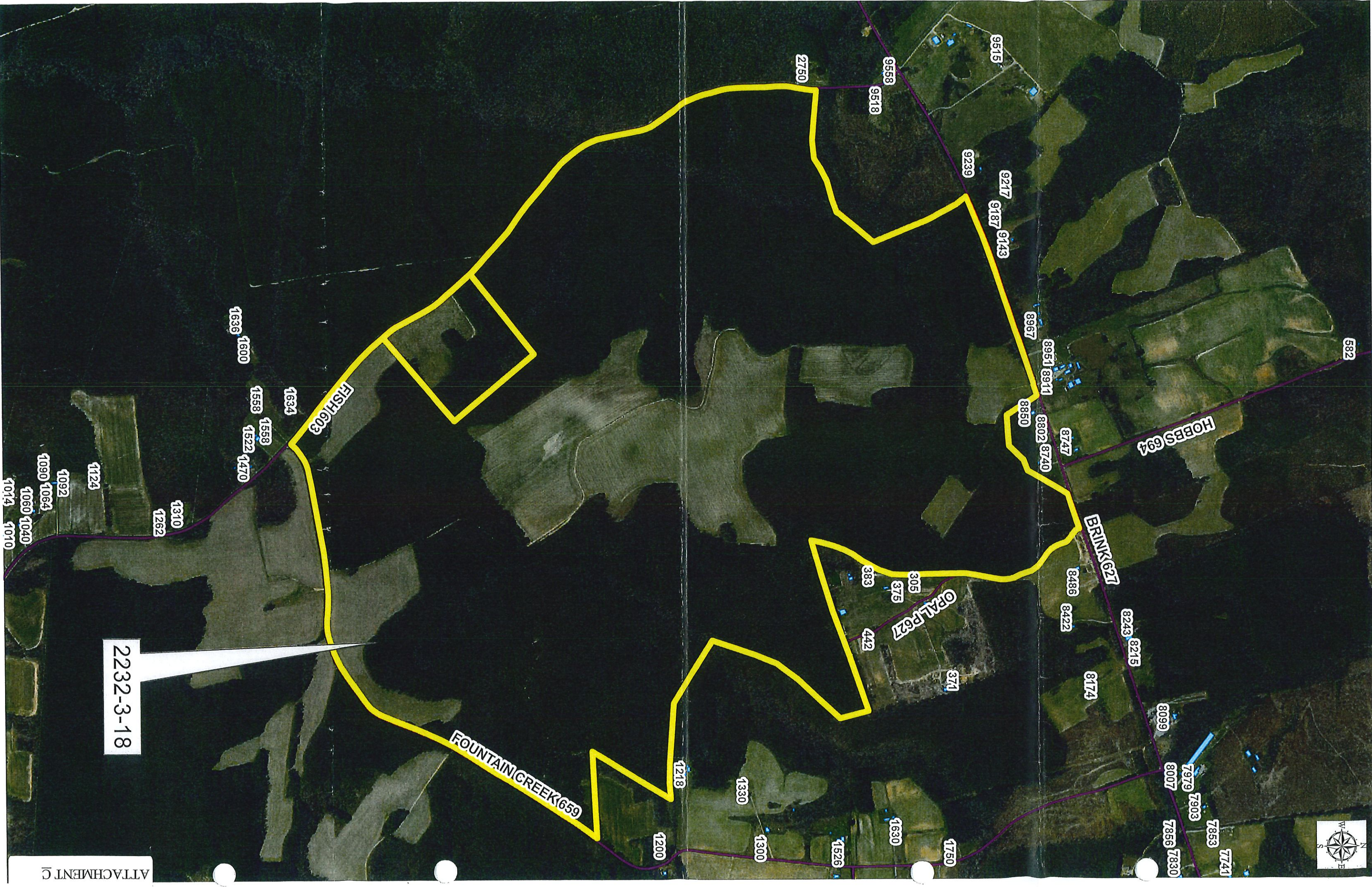
53-6-A	ELAXANDER ROOK 1700 IVEY STREET ROANOKE RAPIDS, NC 27870
53-3	GEORGE B LIGON SR & ALICE R LIGON TRUSTEES C/O G B LIGON, JR. 11906 EAGLE PASS DRIVE CHESTERFIELD, VA 23838
42-44A, 42-44B	ERIC N HICKS 1171 FOUNTAIN CREEK ROAD EMPORIA, VA 23847
42-45	LINDA D ROOK, SHIELA D ROOK, ANGELA L ROOK & SHERYL D SPRING C/O CHERYL STEVENS 6348 BLOSSOM VIEW LANE RICHMOND, VA 23231
42-45A	JOHN EDWARD HICKS 1200 FOUNTAIN CREEK ROAD EMPORIA, VA 23847
42-38,42-38B	JERRY W ALLEN SR OR LOIS P ALLEN 1218 FOUNTAIN CREEK ROAD EMPORIA, VA 23847
42-38C	TIMOTHY PRICE PEARSON 1412 HAMILTON STREET ROANOKE RAPIDS, NC 27870
42-37E	THE LEE-HUTCHESON FAMILY LIMITED PARTNERSHIP 1075 LYNN COURT ALEXANDRIA, VA 22302
42-36,41-18,41-20A	PHILLIP L BROWN 298 OPAL STREET EMPORIA, VA 23847
41-21	LINWOOD L BROWN 383 OPAL STREET EMPORIA, VA 23847
41-20	LUCINDA BROWN 305 OPAL STREET EMPORIA, VA 23847
41-19	TIMOTHY W PHELPS C/O JAMES R BROWN 371 OPAL STREET EMPORIA, VA 23847
41-19B	JOYCE D TURNER 803 PEACHTREE STREET EMPORIA, VA 23847
41-19A	JAMES R. BROWN REVOCABLE TRUST 371 OPAL STREET EMPORIA, VA 23847
41-47	LLOYD E. BENNETT 3435 TRIPLET ROAD TRIPLET, VA 23868
41-48	BEN J POWELL ESTATE C/O JOYCE D TURNER 803 PEACHTREET STREET EMPORIA, VA 23847
41-1-2B	ANGEL D ALLEN 8740 BRINK ROAD EMPORIA, VA 23847
41-1-2A	PENNY W POWELL

	8802 BRINK ROAD EMPORIA, VA 23847
41-1-1	EDDIE J WRIGHT JR & MAXINE W COPELAND 8850 BRINK ROAD EMPORIA, VA 23847
41-49A,41-49C	KENNY W POWELL 28407 GRIZZARD ROAD EMPORIA, VA 23847
41-49	LINDA W SMITH & ANGEL D ALLEN C/O ANGEL D ALLEN 8951 BRINK ROAD EMPORIA, VA 23847
41-49B	ANGEL D POWELL OR CHRISTOPHER N ALLEN 8951 BRINK ROAD EMPORIA, VA 23847
41-42	EDDIE PAIR ESTATE C/O BERNARD PAIR 8967 BRINK ROAD EMPORIA, VA 23847
41-43	ALVIN B PAIR, JR. P. O. BOX 822 EMPORIA, VA 23847
41-24A	DOROTHY A HICKS 9187 BRINK ROAD EMPORIA, VA 23847
41-24B	Myles W. Bostic Jr. Trustee Myles W. Bostic Jr. Living Trust 933 Poplar Avenue Chesapeake, VA 23323
41-24, 41-41	Ronnie Louise Roberts or Carolene Yvette Skeeter 105-25 Farmers Blvd Saint Albans, NY 11412
41-25C	WILLIAM C BOWSER SR. OR BARBARA M BOWSER 9239 BRINK ROAD EMPORIA, VA 23847
42-43C	TRUST OF FOREST HILL BAPTIST CHURCH 2103 PINE LOG ROAD SKIPPERS, VA 23879
42-48A, 42-48B	GEORGE L THORPE 34666 MONROE ROAD NEWSOMS, VA 23874
42-49C	CHESTER V VAUGHT OR DIANE R VAUGHT 2342 PINE LOG ROAD SKIPPERS, VA 23879
42-49A	TODD B ALLEN OR KRISTIE P ALLEN 2494 PINE LOG ROAD SKIPPERS, VA 23879
53-52	CARSON E SAUNDERS, JR. TRUSTEE OF KATHLEEN R LIGON REVOCABLE TRUST C/O SCOTT THOMPSON 204 SOUTH MAIN STREET EMPORIA, VA 23847
42-49B	CEDRIC L FERGUSON OR MABEL B FERGUSON C/O SONEE FERGUSON HASTY P. O. BOX 457 JACKSON, NC 27845
53-54, 53-55	MASSIE BRANCH FARM LLC 358 HILLTOP LANE SKIPPERS, VA 23879
53-53	WILLIAM R DOGGETT OR LISA P DOGGETT 733 YORKTOWN ROAD POQUOSON, VA 23662

42-51	JAMES S FERGUSON, SHEILA B FERGUSON & JAMES S FERGUSON, JR 1570 BRINK ROAD EMPORIA, VA 23847
42-5-11	TAMARA R JACKSON 2280 PINE LOG ROAD SKIPPERS, VA 23879
42-5-10	ANTHONY M PERNELL 2180 PINE LOG ROAD SKIPPERS, VA 23879
42-5-9	DENNIS A WILLIAMS OR LESLIE E WILLIAMS 2060 PINE LOG ROAD SKIPPERS, VA 23879
42-5-8	ALONZA MAURICE MASON 2020 PINE LOG ROAD SKIPPERS, VA 23879
42-5-7	CHARLES B NUNNALLY OR KIMBERLY NUNNALLY P. O. BOX 388 EMPORIA, VA 23847
42-5-6	DAVID L DAVIS P. O. BOX 562 EMPORIA, VA 23847
42-5-5	ERNEST A ROYAL OR KIMBERLY KAYE ROYAL 1984 PINE LOG ROAD SKIPPERS, VA 23879
42-5-4	DELLA PALMER GOLDSBERRY P. O. BOX 842 EMPORIA, VA 23847
42-5-3	ANDREA S HINES 1966 PINE LOG ROAD SKIPPERS, VA 23879
42-5-2	HARBOUR PORTFOLIO VIII LP 8214 WESTCHESTER SUITE 635 DALLAS, TX 75225
42-5-1	JEFFERY BOZARD 1936 PINE LOG ROAD SKIPPERS, VA 23879
42-50C	CHERFONDA R LEE 1900 PINE LOG ROAD SKIPPERS, VA 23879
42-50B,42-50D	JAMES E TOMLINSON, JR 54 SHEARIN ST EMPORIA, VA 23847
42-50A	HARDING A TRAVIS JR 1810 PINE LOG ROAD SKIPPERS, VA 23879
42-42,42-42A	FOREST HILL BAPTIST CHURCH TRUSTEES 2103 PINE LOG ROAD SKIPPERS, VA 23879
42-41C	LESLIE W MOSELEY OR DEBBIE F MOSELEY 1969 PINE LOG ROAD SKIPPERS, VA 23879
42-41C1	KIRK W MOSELEY OR ERICA P MOSELEY 1969 PINE LOG ROAD SKIPPERS, VA 23879
42-41B	JAMES R GORDON JR OR KATHLEEN H GORDON 1163 SKIPPERS ROAD EMPORIA, VA 23847

42-43, 42-41E1	RUBY G JONES LIFE ESTATE – AT DEATH RUBETTE LANE JONES & OTHERS 1863 PINE LOG ROAD SKIPPER, VA 23879
42-41E, 42-41E	ALAMANCE JONES JR OR CONNIE T JONES 1801 PINE LOG ROAD SKIPPER, VA 23879
42-41F, 42-41	DANE L LITTLE OR KELLIE B LITTLE 4171 BRINK RD EMPORIA, VA 23847
42-41G	LINDA L PAULSON 1735 PINE LOG RD SKIPPER, VA 23879
42-40, 42-41D	ALICIA FRENCH 1491 PINE LOG RD SKIPPER, VA 23879
42-53A1	A G GORDON ESTATE PINE LOG ROAD SKIPPER, VA 23879
42-53A	F J DAUGHTREY, JR. OR JUDY ARLENE WRENN 1500 PINE LOG ROAD SKIPPER, VA 23879
42-52	CHARLES RANDOLPH GARRIS 711 DIAMOND GROVE ROAD SKIPPER, VA 23879
43-42	DONALD M DRIVER & J. RODNEY DRIVER C/O J. RODNEY DRIVER 750 PINE LOG ROAD SKIPPER, VA 23879
43-3C	JIMMIE L. CURRIN JR. 4840 THORNWOOD AVENUE PORTSMOUTH, VA 23703
42-54C	SMITHFIELD-CARROLL'S FARMS MURPHY-BROWN, LLC P. O. BOX 856 WARSAW, NC 28398
42-54I	DAVID J OR GLENDA D CREATH 914 PINE LOG ROAD SKIPPER, VA 23879
42-54D	BETTY LOUISE BRADLEY GORDON, LIFE ESTATE AT DEATH REMAINDER TO HER CHILDREN 3002 DIAMOND GROVE ROAD SKIPPER, VA 23879
42B—3-8, 42B-3-9	LYMAN ALLEN OR KATHIE W LITTLE 998 PINE LOG ROAD SKIPPER, VA 23879
42B-3-10, 42B-4-12	HAYWOOD D OR MARTHA E JONES 1058 PINE LOG ROAD SKIPPER, VA 23879
42-55	WILLIS MICHAEL DRIVER 5351 BROAD STREET ROAD LOUISA, VA 23093
42-54A	JAMES RODNEY DRIVER 750 PINE LOG ROAD SKIPPER, VA 23879
42-54A2	DONALD MITCHELL DRIVER 18 DALTON CT ROANOKE RAPIDS, NC 27870





2232-3-18

